

CHAPTER 16
Building
(Rep. & recr. # 29-88)

16.19 Garages; Accessory Buildings

(1) LOCATION. See §22.29 of this Municipal Code.

(a) General. Accessory buildings shall not exceed a height of one story and, when accessory to a one or two family residence, shall not exceed a floor area of 720 sq. ft. in aggregate, unless the residence already has an attached garage, in which case detached accessory buildings shall not exceed a floor area of 150 sq. ft. in aggregate. All accessory buildings shall occupy no more than 20% of the area of the rear yard. The nearest part of any accessory building shall be located not less than 4' from the nearest part of any other building and not less than 2' from any lot line, but not in the minimum side yard when located adjacent to the wall of the principal structure closest to the side lot line or within 50' of the front lot line, except where adjacent to an alley or street side lot line.

(b) Alleys. Accessory buildings shall be set back at least 5', except if vehicle access to the lot is from the alley, accessory buildings shall be set back at least 8' from the alley.

(c) Corner Lots. On corner lots, the minimum setback for accessory buildings from either street shall be the same as the front setback required for the adjacent lot fronting on the same street.

(d) Detached Accessory Buildings. No accessory building shall be constructed prior to the construction of the principal building. Detached accessory buildings shall be located behind the front line of the principal building in the rear or the side yard, subject to pars. (a), (b) and (c).

(e) Attached Accessory Buildings. Any accessory building which is an integral part of or connected with the principal building shall be located to meet all yard requirements applying to the principal building.

(2) FIRE SEPARATION.

Perpendicular Distance From Dwelling Wall to the Closest Garage Wall or <u>Accessory Building Wall</u>	Fire Rated <u>Construction</u>
0 to 5'	¾ hr
5 to 10' with windows in either wall	¾ hr

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5 to 10' without windows in either wall	No requirements
10' or more	No requirements

(3) FOOTING AND FOUNDATIONS. Attached private garages shall be provided with the same type of footing and foundation as required for the principal building. Concrete floors shall not be less than 4" in thickness. Detached private garages may be built with a continuous floating slab of reinforced concrete not less than 4" in thickness.

Reinforcement shall be a minimum of 6" x 6", No. 10 x 10 wire mesh. The slab shall be provided with a thickened edge all around, 8" wide and 8" below top of slab. Exterior wall curbs shall be provided not less than 4" above the finished ground grade adjacent to the garage. Bolts 3/8" in diameter with nuts and washers attached, 6" long, shall be embedded 3" in the concrete curb of detached garages 8' on centers.

(4) FLOOR SURFACE. The floor in all private garages shall be of concrete construction. No openings or pits in the floor shall be permitted, except for drainage.

(5) CONSTRUCTION. Private garages shall be constructed as follows:

(a) (Am. #1-13) Load bearing foundation walls and piers, masonry walls and partitions shall be constructed as regulated herein and by Ch. SPS 321, Wis. Adm. Code.

(b) Detached private garages of wood frame construction shall be constructed with the following minimum requirements:

1. Studs may have a maximum spacing of 24" on centers.
2. Diagonal corner bracing may be applied on the inside surface of studs.
3. Corner posts may consist of two 2" x 4" studs or a single 4" x 4" stud.
4. Horizontal bracing and collar beams may be 2" x 6" with a maximum spacing of 4' on centers.

(c) (Am. #1-13) Attached private garages shall be of the same type of construction as that of the principal building and as further regulated in this chapter and Ch. SPS 321, Wis. Adm. Code.

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